

Multi-News

Rural Development Program News for the MFH Professional

Iowa - December 2009

This publication is written by Iowa Rural Development Multi-Family staff for Multi-Family Professionals.

HAVE YOU MET IOWA'S RURAL DEVELOPMENT STATE DIRECTOR?

On July 20, 2009, the Obama Administration named Bill Menner Iowa Rural Development State Director. Bill most recently served as the Executive Director for Poweshiek Iowa Development, where he managed,



raised funds and developed strategy for a county-wide non-profit economic development organization. Bill has also served as Executive Director for Grinnell Renaissance, Executive Director for the Grinnell Tourism Group, Senior Program Director of the State Public Policy Group, and has 24 years of public radio experience. Bill has dedicated many years of service to various boards and committees in Iowa that are committed to innovation and development. He holds a master's degree in political science and a bachelor's degree in journalism, both earned from Ohio State University. Since his appointment, Bill has toured each of the ten Rural Development Areas of Iowa and met with Area Directors and Staff, community leaders, and developers.

SAVING ENERGY PUTS MONEY BACK IN YOUR PROJECT

Every Year 25-35% of operating costs for multi-family housing complexes are spent on energy. Go to the EPA website below to see how you can participate in the Energystar program and save some \$green\$ by going green.

http://www.energystar.gov/index.cfm?c=multifam_housing.bus_multifam_housing

INDIVIDUAL EMERGENCY ASSISTANCE

Many County General Relief Departments provide assistance that can include rent, utilities, medication and food. These departments can be best reached through your County Auditor or Board of Supervisors. Tenants can follow this link to obtain more information. <http://www.communityactionpartnership.com/>

IOWA RENTAL HELP

Iowans who are homeless or in danger of homelessness can obtain temporary rental assistance through the American Reinvestment and Recovery Act. Tenants can obtain information at the following website. Managers can obtain free brochures and other information as well.

<http://www.iowarentalhelp.com/>



RESERVE OR OPERATING?

Budget time has come (& hopefully gone) for another year. A question surfaced recently from a letter sent by our Area Offices. The following was in question:

“IMPORTANT: Unit turnover costs are to be included in the operating capital budget section. Reserve funds are **not** to be used for items such as flooring, unit painting, appliances or cleaning.”

Per HB-2-3560 Chapter 4, the Operating Account funds authorized expenses that are directly attributable to project operations and are necessary to carry out a successful project. Per Attachment 4-A, Eligible Project Expenses:

4. Repair and maintenance costs for the project may include:
 - d. Make-ready expenses including painting and repairs, flooring replacement, and appliance replacement, as well as drapery/mini-blind replacement (turnover maintenance)

The Reserve Account is used primarily to pay for large planned expenses for maintenance and improvements of capital items (HB-2-3560 4.3C).

We hope this clears up any confusion or concerns. Please contact your local RD office if there are questions. State Office is also available for contact at 515-284-4666 or dan.koettters@ia.usda.gov.

WANTED: APPLICANTS!

Join the team that is committed to helping improve the economy and quality of life in all of rural America! Through our programs, we touch rural America in many ways. Our financial programs support such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities and electric and telephone service. We promote economic development by supporting loans to businesses through banks and community-managed lending pools.

The position we wish to fill provides technical loan and grant assistance dealing primarily with Multi-Family Housing Programs, in the Area Office in Albia, Iowa. Please visit the following link for more information:

<http://jobview.usajobs.gov/getjob.aspx?JobID=84909481&FedEmp=Y&FedPub=Y&sort=rv%2c-dtex&vw=d&re=3&caller=basic.aspx&jbf574=AG07&pg=2&AVSDM=2009-12-02+11%3a13%3a00&rc=3&TabNum=1>

USEFUL INFO

USDA, Rural Development www.rurdev.usda.gov

MFH Management website http://www.rurdev.usda.gov/ia/rhs_mfh_management.html



Iowa State Office Housing Staff

Heather Honkomp □ Rural Housing Program Director □ heather.honkomp@ia.usda.gov □ 515-284-4493

Daniel Koettters □ Rural Housing Specialist □ dan.koettters@ia.usda.gov □ 515-284-4685

Mary Beth Juergens □ Rural Housing Specialist □ mary.juergens@ia.usda.gov □ 515-284-4487

Linda Rhoades □ Single Family Housing Specialist □ linda.rhoades@ia.usda.gov □ 515-284-4723

To request **changes to our email list** such as removals or additions, please email dan.koettters@ia.usda.gov with the request. We appreciate your assistance with the maintenance of our email list.



Committed to the future of rural communities.

Iowa State Office

210 Walnut Street, Room 873, Des Moines, Iowa 50309

Phone 515-284-4666 □ Fax 515-284-6668 □ www.rurdev.usda.gov/ia

USDA is an equal
To file a complaint of
Independence Avenue,
(202) 720-6382 (TDD).



opportunity provider, employer and lender.
discrimination write USDA, Director, Office of Civil Rights, 1400
S.W., Washington, DC 20250-9410 or call (800)795-3272 (voice) or